

FAUQUIER COUNTY

PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

PROGRESS REPORT



FEBRUARY, 2006

The Purchase of Development Rights (PDR) Program



Agriculture is the leading industry in Fauquier County. A critical mass of farmland is necessary for the continued vitality of production agriculture. In February of 2002 the Fauquier County Board of Supervisors formally established the Purchase of Development Rights (PDR) Program, a voluntary program that pays landowners to protect the farmland and natural resources of their property while allowing them to continue farming their land. In some cases the PDR payment is used to defray debt and save the family farm, or to make significant improvements or additions to the farming operation. The applicant has full control over how the PDR payment is to be utilized. The purpose of the PDR Program is to protect farmland and retain the agricultural industry's critical mass. In addition to the cash PDR payments, landowners may be able to qualify for state and/or federal land conservation tax credit and deduction programs. All applicants are encouraged to discuss these programs with their tax advisors.

While funding for the Program is tax based, a significant 37% (\$1,863,500) of the total of all funds dedicated for PDR purchases has been provided by non-county sources.

Since its inception in 2002, the PDR Program has been gaining momentum as farmers see their friends and neighbors benefit from the program, and are better assured that farming has a permanent place in the future of Fauquier County. As of February, 2006, 9 farms containing a total of 2,687 acres and 130 development rights are permanently preserved through the PDR program. An additional 7 farms of 1,389 acres and 79 development rights are approved and pending settlement, proof that the PDR Program continues to grow as a viable means of encouragement to continued farming and land preservation. The following landmarks point the way for future farming and continued working landscapes in Fauquier County.

PDR Program History

2002

- February 19 - The Fauquier County Board of Supervisors adopts a Resolution to create a Farmland Purchase of Development Rights Program, authorizing payment of \$20,000 per development right.
- April 15 - The BOS adopts a Resolution to commit land use roll back tax for the PDR Program
- December 20 - First Round of applications received: 6 farms



2003

- April 17 - A PDR Subcommittee of the Agricultural Advisory Committee votes to recommend the BOS purchase all five qualifying applicants to the PDR Program
- July 21 - The BOS adopts a Resolution to fund the PDR Program and approves funding for the first five applicants (a total of 1,624 acres)
- December 22 – Second Round of PDR applications received (ODEC area): 5 farms

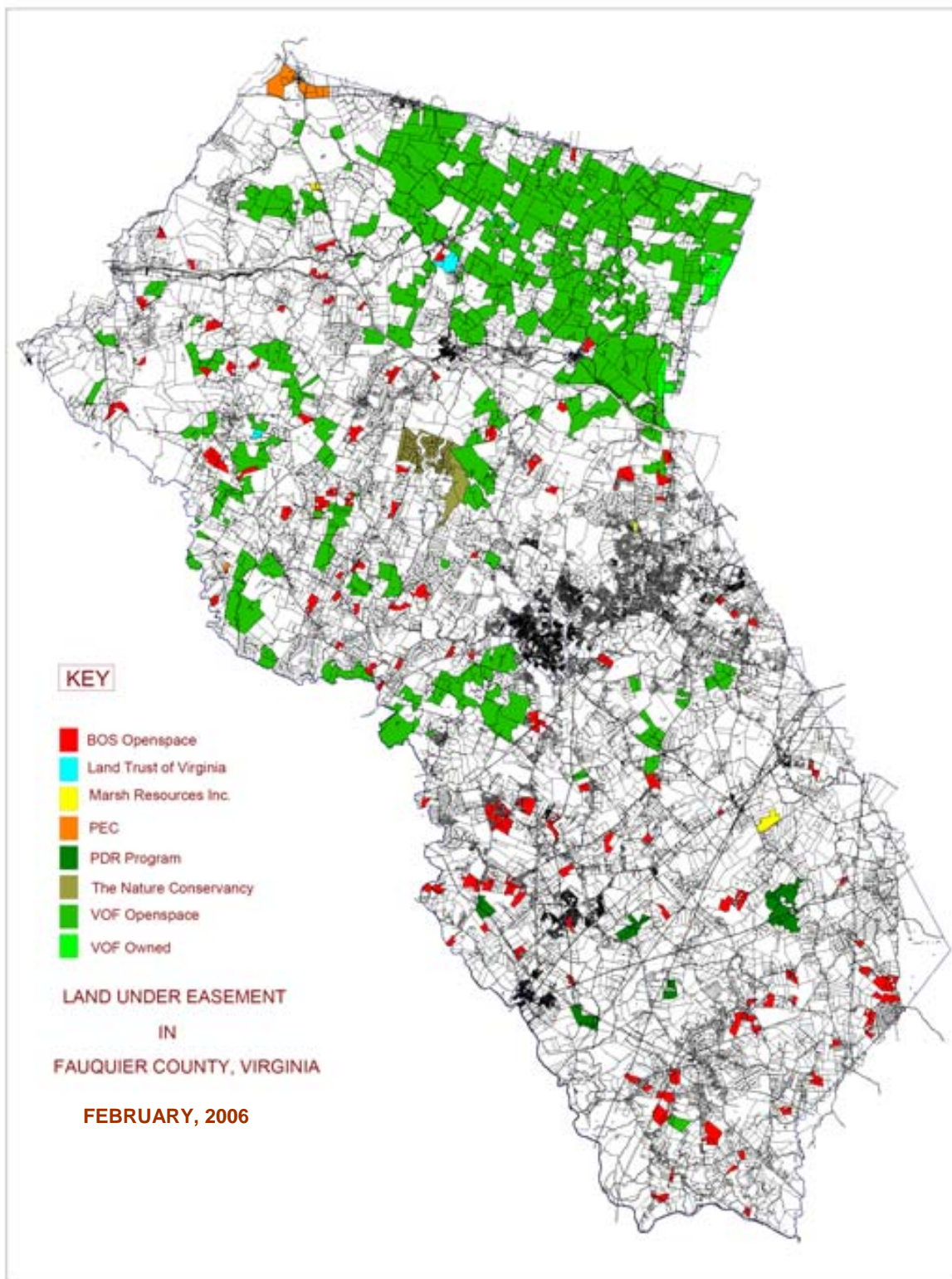
2004

- **February 19 - First PDR Easement recorded: 215 acres**
- April 19 - The Conservation Easement Service District Ordinance is adopted by the Board of Supervisors, providing the vehicle for earmarked farmland preservation funding.
- **April 30 - Second PDR Easement recorded: 670 acres**
- May 17 - A five-member PDR Selection Review Committee is established
- June 21 - A Cooperative Agreement with Virginia Outdoors Foundation for co-holding Conservation Easements acquired through the PDR Program is approved.
- July 29 – Dominion Virginia Power contributes \$100,000 to PDR Program.
- September 9- A Resolution to approve funding for PDR's within the Old Dominion Electric Cooperative mitigation area is adopted – Five second round applicants are accepted within a 5-mile radius of the ODEC power plant.
- **September 16 - Third PDR Easement recorded: 173 acres**
- October 14 - A Resolution to accept emergency applications (outside of regular application cycles) is adopted.
- November 10 - A Resolution to open a third application cycle is adopted
- **December 29 - Fourth PDR Easement recorded: 205 acres**



2005

- **January 21 - Fifth PDR Easement recorded: 115 acres**
- February 10 - A Resolution changing the Eligibility Criteria and Ranking Criteria is adopted to encourage more farm applications.
- **February 11 - Sixth PDR Easement recorded: 138 acres**
- **February 24 - Seventh PDR Easement recorded: 286 acres**
- February 25 – First of three \$500,000 contributions is received from Old Dominion Electric Cooperative.
- March 10 - A Resolution supporting application to the Virginia Land Conservation Fund Grant is approved along with funding for the subject applicant (third round).
- March 17 – Application is made to Virginia Land Conservation Fund Grant Program (First submission).
- May 12 - A Resolution approving funding for a second applicant in the (third application cycle) is approved.
- May 16 – A Tax Planning and Estate Seminar is sponsored for applicants and prospective applicants.
- **April 8 - Eighth PDR Easement recorded: 145 acres**
- October 13 - A Resolution approving a \$10,000 increase in price paid (from \$20,000 to \$30,000) per development right is adopted by the Board of Supervisors.
- September 20 – Application made to Virginia Land Conservation Fund Grant Program (Second submission).
- November 10 - A Resolution to accept an easement donation of 20 acres to the PDR Program is accepted by the Board of Supervisors.
- December 1 – Virginia Land Conservation Fund Grant is awarded to Fauquier County by the Department of Conservation and Recreation in the amount of \$213,500.
- December 1 – Dominion Virginia Power donates \$50,000 to the PDR Program.
- December 8 - A Cooperative Agreement with John Marshall Soil and Water Conservation District is established for potential co-holding of easements.



2006

- January 12 - A Cooperative Agreement with Piedmont Environmental Council is established.
- January 12 - A Resolution approving funding for the qualifying fourth round applicants is approved.
- February 21 – Second of three \$500,000 contributions is received from Old Dominion Electric Cooperative.
- **February 24 – Ninth PDR Easement Recorded: 740 Acres**



For more information on the Fauquier County PDR Program,
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